

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
761-5220

**Project Name:** Harare Development Inc

**Case #:** 37-R-01

**Date:** March 13, 2001

**Comments:**

1. Is one accessible space van accessible? (8 '2" high clear)

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Harare Development Inc.

**Case #:** 37-R-01

**Date:** March 13, 2001

**Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

**Recommendations:**

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAl Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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**Division:** Planning

**Member:** Jim Koeth  
761 5276

**Project Name:** Harare Development

**Case #:** 37 R 01

**Date:** March 5, 2001

**Comments:**

1) Project located within RAC-CC. Pursuant to Ord. C-99-75, developments within the RAC shall not be final until 30 days after preliminary DRC approval and then only if no motion is adopted by the City Commission seeking to review the application.

2) Embellish narrative describing project's compliance with ULDR Sec. 47-13. general design and density standards. Provide narrative point by point as formatted in ULDR.

3) Discuss with applicant and Zoning Rep. site's previous use. Was parking lot part of previously approved site plan for an existing building(s)?

4) Discuss sidewalk width with Engineering Rep. at the meeting.

5) Site Plan and Landscape Plan must be consistent. Discuss with applicant at the meeting.

6) Provide adjacent building outlines on site plan.

7) What is FR 1 (72)? Label on Landscape Plan calculation table.

8) Additional architectural fenestration be applied to the building.

9) Label all materials and details on the elevations.

10) Discuss operation of parking garage with 2 entry drives at the meeting with Engineering Rep.

11) Label type of retail proposed. Discuss with Zoning Rep. and applicant at the meeting.

12) Any existing public metered parking on the site? Discuss with applicant at the meeting.

13) Discuss any dead-end parking on upper level with applicant and Engineering Rep. at the meeting. Additional comments may be forthcoming at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** Harare Development Inc.

**Case #:** 37-R-01

**Date:**  
**3-6-01**

**Comments:**

- 1) Chapter 51 of the SFBC applies to this project.
- 2) Flow test required.
- 3) Stairs must comply with 3109 of the SFBC. Show required vestibules on floor plans. Also stairs must go to roof. Show roof plan.
- 4) Civil site plan required showing fire main, hydrant, DDC and FDC's.

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Division: Police

Member: Det. Nate Jackson  
954-759-6422-Office  
954-877-7875

Project Name: Harare Development Inc.

Case #: 37-R-01

Date: March 13,2001

**Comments:**

1. No comments at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
761-5200

**Project Name:** Harare Development Inc.

**Case #:** 37-R-01

**Date:** 3/7/01

**Comments:**

1. Provide a list of existing trees or palms on site. Any trees which are considered to be good candidates for relocation should be relocated. Otherwise, provide the appropriate "equivalent replacement" calculations.
2. Make sure there is no conflict between proposed trees and palms and structures or planting on adjacent properties.
3. Indicate requirements for irrigation, including the requirement for a rain sensor.
4. Verify that landscape requirements for the parking structure are met.

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**Division:** Plumbing

**Member:** Ted DeSmith  
761-5232

**Project Name:** Harare Development Inc.

**Case #:** 37-R-01

**Date:** March 7, 2001

**Comments:**

1. Possible sewer and water impact fees, unable to determine at this time with the information provided.
2. Provide site plan showing sewer and water services to the building, including fire service.
3. Provide site plan showing storm water retention and related calculations.
4. If garage drains are installed, see SFBC 4612.3 for Sand & Oil Interceptor requirements. Show location on site plan and discharge to storm water retention system. Note: Roof drainage system would bypass S&O Interceptor.
5. If cooling tower is to be installed and water is required for make-up, show separate water meter at property line for cooling tower.
6. Provide restroom locations on each floor and calculations.

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**Division:** Zoning

**Member:** Terry Burgess  
761-5913

**Project Name:** Harare Development

**Case #:** 37-R-01

**Date:** 3/8/01

**Comments:**

1. Is the existing surface parking facility required parking or has an off-street parking agreement with another site?
2. Provide a photometric lighting plan for the parking garage in accordance with section 47-20.14 prior to final DRC review.
3. Provide a text narrative describing compliance with section 47-13.20.B General Design and Density Standards in a point by point context.
4. Discuss site circulation with Engineering.
5. Describe trash pick-up operation.
6. Additional comments maybe discussed at DRC meeting.



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**Division:** Engineering

**Member:** Tim Welch  
761-5123

**Project Name:** Harare Development Inc

**Case #:** 37-R-01

**Date:** March 13, 2001

Engineering comments will be handed out at the DRC meeting.